

Plat of Survey

ACREAGE TABLE

PARCEL #1	85.209± ACRES
PARCEL #2	86.245± ACRES
PARCEL #3	30.963± ACRES
PARCEL #4	63.810± ACRES
PARCEL #5A	29.431± ACRES
PARCEL #5B	35.037± ACRES

TOTAL 330.695± ACRES

LINE	BEARING	DISTANCE
L1	S 50°58'17" W	389.29'
L2	S 36°52'47" W	158.01'
L3	S 16°49'01" W	210.52'
L4	S 40°08'49" W	322.54'
L5	S 16°34'38" W	255.45'
L6	S 04°56'55" W	304.15'
L7	N 04°56'55" E	304.15'
L8	N 16°34'38" E	255.45'
L9	N 40°08'49" E	322.54'
L10	N 16°49'01" E	210.52'
L11	N 36°52'47" E	158.01'
L12	N 50°58'17" E	389.29'
L13	S 31°49'58" E	195.35'
L14	S 13°44'50" E	113.34'
L15	S 13°27'31" W	100.99'
L16	S 26°01'24" W	158.81'
L17	S 03°22'32" W	74.10'
L18	S 16°27'36" E	121.76'
L19	S 22°48'54" E	70.83'
L20	N 69°12'04" W	194.15'
L21	N 51°09'11" W	174.43'
L22	N 39°42'18" W	48.10'
L23	N 24°37'22" W	174.42'
L24	N 17°15'54" W	220.16'
L25	N 22°49'54" W	70.83'
L26	N 16°27'36" W	121.76'
L27	N 12°20'27" W	156.03'
L28	S 12°20'27" E	156.03'
L29	N 03°22'32" E	74.10'
L30	N 26°01'24" E	158.81'
L31	N 13°27'31" E	100.99'
L32	N 13°44'50" W	113.34'
L33	N 31°49'58" W	195.35'
L34	S 01°28'47" E	44.20'
L35	N 88°03'41" E	132.00'
L36	S 47°46'36" E	167.20'
L37	S 28°02'40" W	209.90'
L38	S 09°25'55" W	275.88'
L39	S 60°10'55" W	45.54'
L40	N 80°19'05" W	151.14'
L41	N 45°34'05" W	179.52'
L42	N 01°33'48" W	168.00'
L43	S 56°18'46" W	396.00'
L44	N 74°48'46" W	310.20'
L45	S 48°26'14" W	73.26'
L46	N 88°03'46" W	151.80'
L47	N 72°33'46" W	267.30'
L48	N 63°33'46" W	132.00'
L49	N 51°33'46" W	153.16'
L50	S 29°32'59" E	227.86'
L51	S 21°24'12" E	426.43'
L52	S 19°02'16" E	201.73'

Legend

●	Recovered Iron Pipe
◆	Recovered Iron Bar
■	Recovered Nail
▲	Recovered Stone
—	Recovered Strap Iron
○	Set 3/4" Pipe
△	Set Spindle
—	Centerline
—	Boundary of Property
— x —	Existing Fence
—	Right of Way Line
—	Governmental Section line
—	Measured Bearing and Distance
—	Plat Bearing and Distance

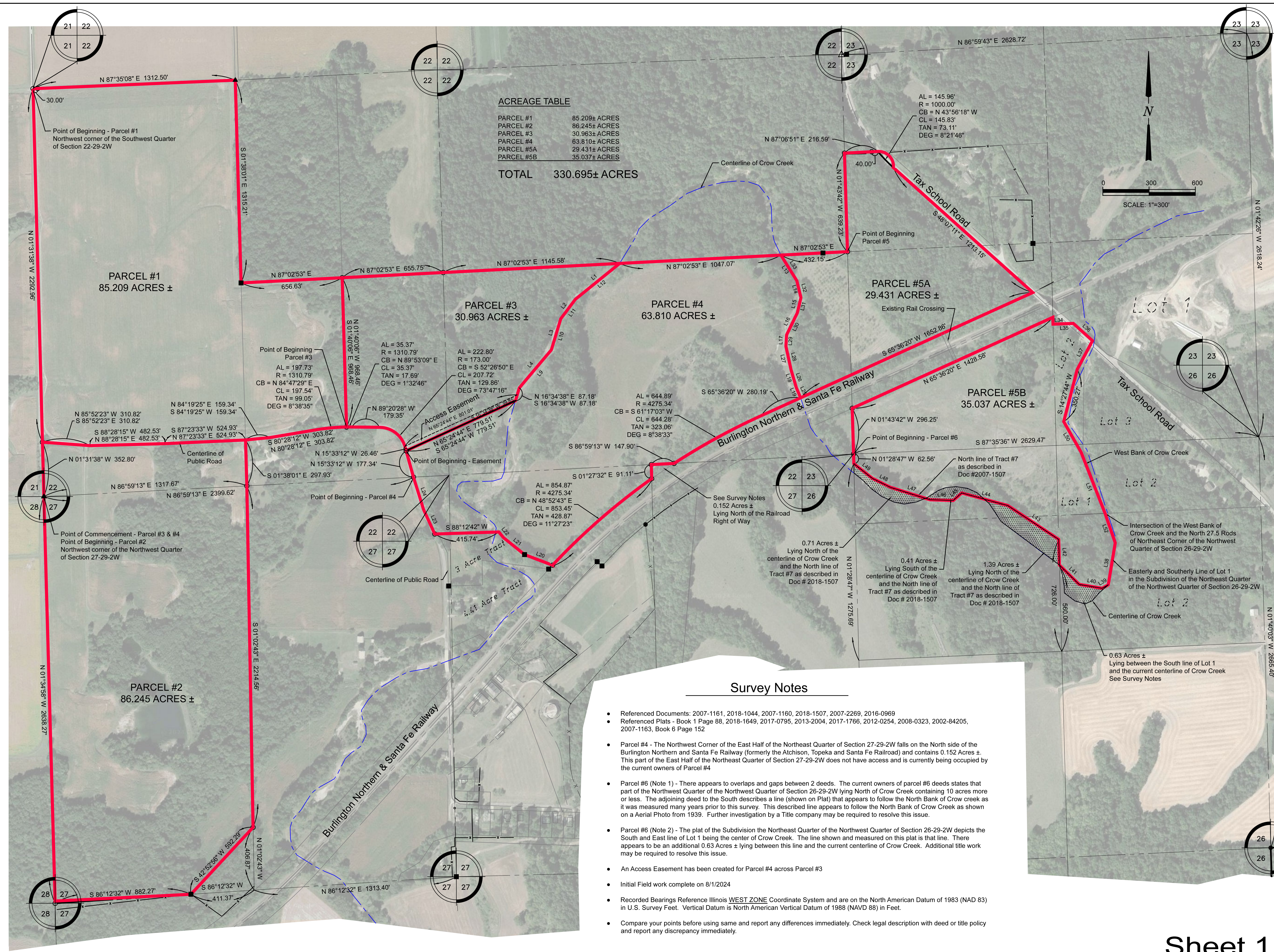
Survey Notes

- Referenced Documents: 2007-1161, 2018-1044, 2007-1160, 2018-1507, 2007-2269, 2016-0969
- Referenced Plats - Book 1 Page 88, 2018-1649, 2017-0795, 2013-2004, 2017-1766, 2012-0254, 2008-0323, 2002-84205, 2007-1163, Book 6 Page 152
- Parcel #4 - The Northwest Corner of the East Half of the Northeast Quarter of Section 27-29-2W falls on the North side of the Burlington Northern and Santa Fe Railway (formerly the Atchison, Topeka and Santa Fe Railroad) and contains 0.152 Acres ±. This part of the East Half of the Northeast Quarter of Section 27-29-2W does not have access and is currently being occupied by the current owners of Parcel #4
- Parcel #6 (Note 1) - There appears to overlap and gaps between 2 deeds. The current owners of parcel #6 deeds states that part of the Northwest Quarter of the Northwest Quarter of Section 26-29-2W lying North of Crow Creek containing 10 acres more or less. The adjoining deed to the South describes a line (shown on Plat) that appears to follow the North Bank of Crow Creek as it was measured many years prior to this survey. This described line appears to follow the North Bank of Crow Creek as shown on a Aerial Photo from 1939. Further investigation by a Title company may be required to resolve this issue.
- Parcel #6 (Note 2) - The plat of the Subdivision the Northeast Quarter of the Northwest Quarter of Section 26-29-2W depicts the South and East line of Lot 1 being the center of Crow Creek. The line shown and measured on this plat is that line. There appears to be an additional 0.63 Acres ± lying between this line and the current centerline of Crow Creek. Additional title work may be required to resolve this issue.
- An Access Easement has been created for Parcel #4 across Parcel #3
- Initial Field work complete on 8/1/2024
- Recorded Bearings Reference Illinois WEST ZONE Coordinate System and are on the North American Datum of 1983 (NAD 83) in U.S. Survey Feet. Vertical Datum is North American Vertical Datum of 1988 (NAVD 88) in Feet.
- Compare your points before using same and report any differences immediately. Check legal description with deed or title policy and report any discrepancy immediately.

Sheet 1

ILLINOIS VALLEY SURVEYING & CONSULTANTS, INC
 PROFESSIONAL LAND SURVEYING - PROFESSIONAL ENGINEERING
 2584 EAST 350TH ROAD, SUITE 100 P.O. BOX 302
 OGLESBY, ILLINOIS 61348 HENNEPIN, ILLINOIS 61327
 815-780-8344 815-925-7511
 www.IVSURVEYING.com
 DESIGN FIRM LICENSE: ILLINOIS #184-004102
 DATE: 8/23/2024 FILE #: 2902.24.03 SCALE: 1"=300' DRAWING: Benson

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